

# Town of Merrimack, New Hampshire

Community Development Department 6 Baboosic Lake Road Town Hall - Lower level - East Wing 603 424-3531 Fax 603 424-1408 www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, JULY 19, 2016

Planning Board members present: Robert Best, Alastair Millns, Bill Boyd (arrived 7:07), Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

Planning Board members absent: Lynn Christensen and Vincent Russo.

Staff present: Community Development Director Tim Thompson, Planning and Zoning Administrator Jillian Harris and Recording Secretary Zina Jordan.

#### 1. Call to Order

Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco and Jeff Sebring to sit for Vincent Russo and Lynn Christensen, respectively.

## 2. Planning & Zoning Administrator's Report

The Board voted 6-0-0 to determine that the Doulamis and Verizon Wireless site plans are not of regional impact, on a motion made by Alastair Millns and seconded by Desirea Falt. Bill Boyd arrived at 7:07 p.m.

3. Chad E. Branon, P.E. of Fieldstone Land Consultants for Red Oak Property Management, Inc. (applicant) and Turkey Hill Road 136 Trust (owner) — Continued review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 136 Turkey Hill Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 4C, Lot 386. This agenda item is continued from the June 7, 2016 meeting.

Applicant was represented by: Chris Guida, Certified Wetland and Soil Scientist, Fieldstone Land Consultants, LLC.

The Board voted 7-0-0 to accept the application for review, in a motion made by Alastair Millns and seconded by Jeff Sebring.

Public comment was received from: Derrick Muse, 3 Vanden Road.

The Board voted 7-0-0 that a sidewalk waiver is not necessary, on a motion made by Alastair Millns and seconded by Bill Boyd.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Bill Boyd.

**4. Joseph Mitchell, Esquire (applicant) and Nikolaos Doulamis (owner)** — Review for acceptance and consideration of a waiver of full site plan to convert a single family residence to a multi-family residence. The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation District, Elderly Housing Overlay Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 123.

At the applicant's request, this item was continued to August 2, 2016, at 7:00 p.m., in the Matthew Thornton Meeting Room, by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Bill Boyd.

5. Cellco Partnership dba Verizon Wireless c/o McLane Middleton, P.A. (applicant) and Merrimack Village District (owner) — Review for acceptance and consideration of Final Approval for a site plan to construct a Telecommunications tower. The parcel is located off of Turkey Hill Road in the R (Residential) District. Tax Map 5C, Lot 004.

Bill Boyd recused himself from discussing and acting on this item.

Applicant was represented by: Attorney Victor Manoukian, McLane Middleton, P.A.; Derek Creaser, Engineer, Hudson Design Group; and Brian Ross, Verizon Consulting Group.

The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Nelson Disco.

There was no public comment.

The Board voted 6-0-0 to grant waivers from the requirements of Section 7.03 – Parking, Section 7.05.D.7 – Soil Types and Boundaries, Section 7.05.D.13 – Storm Water Drainage Plan, Section 7.05.D.14 – Engineering Calculations, Section 7.05.D.15 – Topography, Section 7.05.D.18 – Landscaped Areas, and Section 7.05.D.19 – Paved Pedestrian Way or Sidewalk, of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Jeff Sebring.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

6. Eric C. Mitchell & Associates Inc. (applicant) and Charles Morgan (owner) — Review for acceptance and consideration of Final Approval for a modification to a previously approved site plan to revise a sidewalk location and easement. The parcel is located at 526 D.W. Highway in the C-2 (Commercial) and Aquifer Conservation Districts, Wellhead Protection Area, 100-year and 500-year Flood Hazard Areas. Tax Map 5D-2, Lot 001.

Bill Boyd recused himself from discussing and acting on this item.

Applicant was represented by Eric C. Mitchell, Eric C. Mitchell & Associates, Inc.

Public comment was received from: Finlay Rothhaus, 14 Kittredge Lane; and Bob McCabe, 30 Wilson Hill Road.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Jeff Sebring.

7. Meridian Land Services, Inc., North View Homes & Development, Inc., & Bernstein, Shur, Sawyer & Nelson, P.A. (applicants) and Greenfield Management, LLC. (owners)

- Review for acceptance and consideration of Final Approval for a 66-lot cluster subdivision on four lots (originally part of the Greenfield Farms subdivision) located on Wire Road and Whispering Pines Lane in the R-1 (Residential) and Aquifer Conservation Districts and the 100-year Flood Hazard Area. Tax Map 7C, Lots 28, 30, 40 & 40-1.

Bill Boyd returned to the Board.

Applicant was represented by: Ken Clinton, President, Meridian Land Services, Inc.

The Board voted 7-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Desirea Falt.

Public comment was received from: Paul Pelsinski, 132 Wire Road; Phil Knotts, 127 Wire Road; Richard Comeau, 18 Whispering Pines Lane; Rhianne Berrigan, 4 Bryant Circle; Richard Pero, 2 Bryant Circle; and Bill Hebel, 153 Wire Road.

The Board voted 7-0-0 to schedule a site walk for August 27, 2016, at 8:00 a.m., on a motion made by Alastair Millns and seconded by Bill Boyd.

The Board voted 7-0-0 to continue this item to September 6, 2016, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Bill Boyd and seconded by Alastair Millns.

**8.** Public Hearing – Zoning Ordinance Amendments — The Planning Board will conduct a public hearing to consider recommended amendments to Section 2.02.1 and Section 17 of the Merrimack Zoning Ordinance, pursuant to RSA 675:6 and 675:7.

This item was postponed to August 2, 2016.

**9. Zoning Ordinance Amendments Workshop** — "Redevelopment Overlay" for underutilized parcels.

This item was continued to August 2, 2016, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Bill Boyd and seconded by Desirea Falt.

10. Discussion/possible action regarding other items of concern

The Board voted 7-0-0 to reduce the Windy Hollow Circle road bond to \$86,737.88, on a motion made by Bill Boyd and seconded by Alastair Millns.

11. Approval of Minutes – June 7 & June 21, 2016

The minutes of June 7, 2016, were approved, with changes, by a vote of 6-0-1, on a motion made by Desirea Falt and seconded by Jeff Sebring. Bill Boyd abstained.

The minutes of June 21, 2016, were approved, as submitted, by a vote of 6-0-1, on a motion made by Alastair Millns and seconded by Desirea Falt. Bill Boyd abstained.

### 12. Adjourn

The meeting was adjourned at 10:18 p.m., by a vote of 7-0-0, on a motion made bay Alastair Millns and seconded by Bill Boyd.